

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY, CALIFORNIA
AND RECORD OF ACTION**

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July 29, 2003

FROM: **DAVID H. SLAUGHTER**, Director
Real Estate Services Department

GARY PENROD, Sheriff
Sheriff's Department

SUBJECT: **LEASE AMENDMENT WITH JOSEPH E. AND CAROLYN HARICH**

RECOMMENDATION: Approve Amendment No. 3 to Lease Agreement No. 00-854 with Joseph E. and Carolyn Harich to extend the term through July 31, 2004 for 7,500 square feet of land in Running Springs for the Sheriff's Department (Sheriff) at no cost to the County.

BACKGROUND INFORMATION: On September 2, 1999, the Director of Real Estate Services Department (RES D) executed a one-year lease agreement (S20-007) with one one-year option to extend for 7,500 square feet of land at 2600 Hunsaker Drive in Running Springs. The original term was from August 1, 1999 to July 31, 2000. The land is leased at no cost to the County and a trailer, donated to the Sheriff by the land owner, is located on the site and serves as the Sheriff's satellite office. In the four years since the original lease was approved, the Board has approved three amendments, which are summarized below:

<u>Amend. No.</u>	<u>Approval date</u>	<u>Action</u>
1	Aug. 29, 2000	<ul style="list-style-type: none">• Changed Lease Agreement No. S20-007 to 00-854• Exercised the one one-year option to extend the term to July 31, 2001
2	July 31, 2001	<ul style="list-style-type: none">• Extended the term one year and added two one-year options to extend the term
3	Aug. 20, 2002	<ul style="list-style-type: none">• Exercised the first of two one-year options to extend the term to July 31, 2003

The Sheriff requested Real Estate Services Department (RES D) exercise the remaining one-year option to extend the term through July 31, 2004. The Sheriff is aware that this is the last available option to extend the term and intends to request RES D renew the lease for either a longer term with the ability to terminate or a shorter term with options to extend, whichever is acceptable to the land owner. The terms of the lease are summarized as follows:

Lessor: Joseph E. and Carolyn Harich

Location: 2600 Hunsaker Drive, Running Springs

Size: 7,500 square feet of land

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Term: One year

Options: None remaining

Rent: None

Annual increases: None

Improvement Costs: None

Custodial: Provided by County

Maintenance: Provided by County

Utilities: Provided by County

Right to Terminate: Either party may terminate this contract with 90 days notice

Parking: Sufficient for County needs

REVIEW BY OTHERS: This item has been reviewed by County Counsel (Rex Hinesley, Chief Deputy County Counsel) on June 13, 2003; by the Sheriff (John Hernandez, Captain) on July 14, 2003; and by the County Administrative Office (Lynn Chacon and Mario Lara, Administrative Analysts) on July 18, 2003.

FINANCIAL IMPACT: There is no cost to the County to lease this land.

COST REDUCTION REVIEW: The County Administrative Office has reviewed this agenda item and concurs with the department's and RESD's proposal and recommends this action based on an on-going need for a satellite office in the Running Springs area and because there is no cost to the County to lease this land.

SUPERVISORIAL DISTRICT(S): Third

PRESENTER: David H. Slaughter, Director, 7-7813

MR: 7-7836

mf: 7-7825